



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1060

Brighthams Farm, Bines Road, Partridge Green, West Sussex, RH13 8EQ

DESCRIPTION:

Prior notification for the erection of an agricultural machinery store.

RELEVANT PLANNING HISTORY:

DC/23/1653	Removal of Condition 14 of previously approved application DC/18/1063 (Creation of slurry lagoon incorporating the importation of material) Relating to retention of access track for agricultural use.	Application Permitted on 05.12.2023
DC/23/2211	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse	Prior Approval Required and REFUSED on 26.01.2024
DISC/24/0040	Approval of details reserved by Condition 11 to approved application DC/23/1653	Application Permitted on 09.04.2024
DISC/24/0050	Approval of details reserved by condition 13 to approved application DC/23/1653	Application Permitted on 11.04.2024
DC/24/0655	Prior Notification for Change of Use of Agricultural Building to a single dwelling house	Prior Approval Required and REFUSED on 21.06.2024

SITE AND SURROUNDINGS:

The application site comprises an agricultural unit with a farmland area of near to 400ha, located to the east of the B1235, in the Partridge Green. The site is accessed via an existing driveway, which is the rear of an existing agricultural yard with the wider surroundings characterised by agricultural fields.

DETAILED DESCRIPTION:

This notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether the prior approval of the Council is required in respect of the siting, design and appearance of the proposed barn.

The barn would be approximately 36 metres in length, 17.7 metres in depth with 6 no. 6m width bays. The proposal is 7.5m in height with eaves at 5.5m and has a dual pitched roof.

The low level walls are concrete panels in light grey, with high levels walls timber cladding. The roof is corrugated in light grey with 24no. roof lights with 12 no. on each pitch.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 24 - Strategic Policy: Environmental Protection

Policy 26 - Strategic Policy: Countryside Protection

CONSULTATION

HDC Conservation:

The proposed machinery store would be within the wider setting of the grade 2 listed Brighthams Farmhouse and its associated cartshed and granary. The building is functional in form. Although there would always be a preference for buildings to be constructed using traditional materials and detailing, if there is an accepted need for the building it would be viewed within the context of the existing modern agricultural buildings, and would not result in further harm to an appreciation of the listed buildings.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

Permitted Development

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to *"the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

- (a) *works for the erection, extension or alteration of a building; or*
- (b) *any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."*

Officers note that the application forms states that the 'parcel of land where the development is to be located' is marked as 'less than 0.4ha', despite this Class of the Order being for development on agricultural units of 5ha or more. In this case, the parcel of land the barn would serve would be larger than 0.4ha, as illustrated by the wider 'blue line', indicating the agriculture unit. It is evident that this statement on the application form appears to relate to the area of the building itself.

The permitted development right is subject of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (l).

Paragraph D.1(2)(a) states that "an area "calculated as described in paragraph D.1(2)(a) "comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development".

The proposed development would measure to a total floor area of 635sqm. The last building erected under relevant application type was in 2015 under DC/15/0958. On the basis of the available information this was completed more than 2 years before this application and accordingly, the current scheme would not exceed the relevant floorspace limitation.

The proposed building is considered reasonably necessary for the purposes of agriculture on this established mixed farming unit, which extends to approximately 398.62 hectares and supports a herd of around 362 cattle alongside a substantial arable enterprise. The farming business undertakes the majority of its cultivation, harvesting and livestock operations in-house and therefore relies upon an extensive range of agricultural machinery and equipment. The applicant has demonstrated that the existing buildings on the holding are already fully occupied by essential agricultural functions, including livestock housing, grain storage, feed storage, calving facilities, cattle handling areas and fertiliser storage. As a result, there is no realistic opportunity to accommodate machinery storage within the existing building stock without adversely affecting the efficient operation of the agricultural unit.

The proposed development would provide dedicated covered storage for agricultural machinery that is currently stored outdoors or at a separate off-site location. The absence of suitable storage space has resulted in machinery being exposed to the weather, leading to increased deterioration, maintenance costs and depreciation, whilst some equipment is stored away from the main holding in less secure circumstances. Given the scale of the agricultural enterprise, the volume of machinery required to service both the livestock and arable operations, and the lack of available accommodation within existing buildings, the proposed storage building represents a functional requirement that is reasonably necessary for the efficient and ongoing operation of the agricultural unit. It would enable the proper safeguarding of agricultural equipment, improve operational efficiency and support the long-term viability of the farming business.

Siting, Design, and Appearance

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, design and external appearance.

The scale of the proposed barn represents a large addition to the site but would be clustered with existing built-form on the holding and would not appear isolated or detached. The siting is therefore considered acceptable. The design and external appearance is what would be expected for an agricultural building and taking into account the specific nature of the intended use. The materials are similarly considered acceptable.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agricultural. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons it is recommended that Prior Approval is Not Required.

Recommendation: Prior Approval Not Required

Plans list for: DC/26/1060

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		PN01	02.07.2026
Plans	Column layout	G[1]	02.07.2026

Roof plan		G[2]	02.07.2026
Elevation plan		G[3]	02.07.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 28/07/2026

Authorising Officer sign/initial RHERMITAGE Date: 28.07.2026